



Technical Plat Review Meeting

November 15, 2023

9:00 AM

Room 326, City Hall

This meeting will be held in person and virtually.

City Staff: Jessie Masters, Development Review Manager

Old Business:

1. LSIP-2023-0004: Large Site Improvement Plan (SOUTHEAST OF S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD/JIFFY TRIP, 595): Submitted by HARRISON FRENCH & ASSOCIATES for property located SOUTHEAST OF S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.09 acres. The request is for a 6,536-square-foot gas station and associated parking.
Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE JULY 19, 2023 AND THE OCTOBER 18, 2023 TECH PLAT MEETINGS.

New Business:

2. LSP-2023-0056: Lot Split (N. RUPPLE RD, NORTH OF DONALD W. REYNOLDS BOYS & GIRLS GLUB/MEADOWVIEW SENIOR LIVING, 439): Submitted by ENGINEERING SERVICES INC for property located on N. RUPPLE RD, NORTH OF DONALD W. REYNOLDS BOYS & GIRLS GLUB. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 11.62 acres. The request is to divide the property into two lots containing 5.62 and 6.00 acres.
Planner: Donna Wonsower

3. LSP-2023-0057: Lot Split (749 W. CATO SPRINGS RD/PAZ, 639): Submitted by ALAN REID & ASSOCIATES for property located at 749 W. CATO SPRINGS RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 8.74 acres. The request is to subdivide the property into two lots containing 3.41 and 5.33 acres.
Planner: Kylee Hevrdejs

4. LSP-2023-0058: Lot Split (3538 N. HWY 112/KUBALD VENTURES LLC, 209): Submitted by MCCLELLAND CONSULTING ENGINEERS INC. for property located at 3538 N. HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.32 acres. The request is to subdivide the property into two lots containing 0.50 and 0.82 acres.
Planner: Kylee Hevrdejs

5. LSP-2023-0059: Lot Split (512 N. MISSION BLVD/ZWEIG, 446): Submitted by ALAN REID & ASSOCIATES for property located at 512 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.11 acres. The request is to subdivide the property into two lots containing 0.64 and 0.47 acres.

Planner: Donna Wonsower

6. LSP-2023-0060: Lot Split (NORTH OF 3420 W. MOUNT COMFORT RD/THE GODDARD SCHOOL FAYETTEVILLE (WEST), 323): Submitted by BATES & ASSOCIATES for property located NORTH OF 3420 W. MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.23 acres. The request is to subdivide the property into two lots containing 1.60 and 1.63 acres. Planner: Gretchen Harrison

7. PPL-2023-0006: Preliminary Plat (SOUTH OF W. PLANETREE ST/THE ELEMENT PHASE 4, 516): Submitted by JORGENSEN & ASSOCIATES for property located at SOUTH OF W. PLANETREE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 39.79 acres. The request is for the preliminary plat of 147 residential lots and two detention lots. Planner: Kylee Hevrdejs

8. CCP-2023-0004: Concurrent Plat (3278 W. KESSLER MOUNTAIN/MOLLOY, 296): Submitted by JORGENSEN & ASSOCIATES for property located at 3278 W. KESSLER MOUNTAIN. The property is zoned RSF-.5, RESIDENTIAL SINGLE-FAMILY, POINT FIVE UNITS PER ACRE and contains approximately 14.49 acres. The request is for the concurrent plat of two residential lots. Planner: Kylee Hevrdejs

9. CCP-2023-0005: Concurrent Plat (4060 E. HUNTSVILLE RD/FULCHER, 569): Submitted by BATES & ASSOCIATES for property located at 4060 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.97 acres. The request is for the concurrent plat of two residential lots. Planner: Donna Wonsower

In-House Staff Meeting
(Applicants/public do not attend)
Monday, November 13, 2023
9:00 AM

10. PLA-2023-0044: Property Line Adjustment (878 & 886 N. RICHES RD/GOODING, 432): Submitted by BATES & ASSOCIATES for property located at 878 & 886 N. RICHES RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and consists of two lots containing approximately 4.32 and 2.56 acres. The request is to adjust the lots to contain approximately 5.52 and 1.36 acres. Planner: Donna Wonsower

11. PLA-2023-0045: Property Line Adjustment (1711 W. MARKHAM RD/MARKHAM HILL, 481): Submitted by HALFF ASSOCIATES for property located at 1711 W. MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains three lots with approximately 0.56, 0.51, and 0.25 acres. The request is to adjust the lots to contain approximately 0.16, 0.92, and 0.24 acres. Planner: Jessie Masters

12. CUP-2023-0166: Conditional Use Permit (WEST OF 219 W. 15TH ST/TRINITAS DEVELOPMENT, 601): Submitted by BLEW & ASSOCIATES for property located WEST OF 219 W. 15TH ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 3.90 acres. The request is for an off-site parking lot. Planner: Jessie Masters

13. RZN-2023-0030: Rezoning (WEST OF 2558 W. VALLEY DR/NIBLOCK, 402): Submitted by SWOPE CONSULTING for property located WEST OF 2558 W. VALLEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and consists of one lots containing approximately 0.60 total acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, EIGHT UNITS PER ACRE. Planner: Donna Wonsower

14. RZN-2023-0033: Rezoning (NORTH OF 3420 W. MOUNT COMFORT RD /THE GODDARD SCHOOL FAYETTEVILLE (WEST), 323): Submitted by THE GODDARD SCHOOL for property located NORTH OF 3420 W. MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.23 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Gretchen Harrison

15. RZN-2023-0034: Rezoning (WEST OF S. RAZORBACK RD/LOONEY, 599): Submitted by COMMUNITY BY DESIGN for property located WEST OF S. RAZORBACK RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 3.06 acres. The request is to rezone the property to R-A, RESIDENTIAL-AGRICULTURAL AND RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Gretchen Harrison

16. CUP-2023-0165: Conditional Use Permit (1751 N. HUNTERS RDG/KIMBRO, 372): Submitted by KRIS KIMBRO for property located at 1751 N. HUNTERS RDG. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower